



200908180061

Skagit County Auditor

8/18/2009 Page 1 of 2 3:33PM

AFTER RECORDING MAIL TO:

Richard Horne
23389 Morris Street
Sedro Woolley, WA 98284

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

BARGAIN AND SALE DEED

45816-1

File No: 4251-1304091 (ST)

Date: July 07, 2009

Grantor(s): CitiFinancial Mortgage Company Inc.

Grantee(s): Richard Horne and Randy Horne

Abbreviated Legal: Section 25, Township 35, Range 4; Ptn. SE NW

Additional Legal on page:

Assessor's Tax Parcel No(s): 35042500290102

THE GRANTOR(S), CitiFinancial Mortgage Company Inc., for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, bargains, sells, conveys to **Richard Horne, an unmarried person and Randy Horne, an unmarried person**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORHT, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS. BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, 150 FEET WEST OF THE CENTERLINE OF THIRD STREET AS ESTABLISHED IN THE CITY OF SEDRO WOOLLEY, PRODUCED SOUTH; THENCE ALONG SAID NORTH LINE NORTH 89° 50' WEST 467 FEET; THENCE SOUTHERLY PARALLEL TO THE CENTERLINE OF SAID THIRD STREET 1385.5 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE ALONG SAID SOUTH LINE SOUTH 88° 03' EAST, 312 FEET; THENCE NORTHERLY PARALLEL TO THE CENTERLINE OF SAID THIRD STREET, 597 FEET; THENCE EAST 155 FEET; THENCE NORTHERLY PARALLEL TO THE CENTERLINE OF SAID THIRD STREET, 798 FEET TO THE POINT OF BEGINNING; EXCEPT THE WEST 150 FEET THEREOF; AND EXCEPT THE NORTH 384.76 FEET THEREOF; AND EXCEPT THE SOUTH 60 FEET THEREOF.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Page 1 of 2

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX 15-05

2570

AUG 18 2009

Amount Paid \$ 2958.02
Skagit Co. Treasurer
By *YUM* Deputy

APN: 35042500290102

Bargain and Sale Deed
- continued


CitiFinancial Mortgage Company Inc.


By: Rene Avanos, VP
Authorized Signer

**Authorized Signer of National
Default REO Services, a Delaware
Limited Liability Company dba
First American Asset Closing
Services ("FAACS"), as Attorney
in fact and/or agent**

STATE OF CA)
COUNTY OF Riverside)^{SS}

I certify that I know or have satisfactory evidence that Rene Avanos, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Authorized Signer** of **CitiFinancial Mortgage Company Inc.** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7-9-09 

Notary Public in and for the State of

Residing at: _____

My appointment expires: _____

